

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Tenpin Ltd
C/o Agent

Agent (if used)

Planning Potential Ltd
Suite 19
1 Cardale Park
Beckwith Head Road
Manchester
HG3 1RY

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 3 (servicing hours) and 4 (opening) attached to planning permission referenced 101457/JO/2013/N1 to allow servicing hours 07.00 to 23.00 hrs daily and opening hours 08.00 to 00.30 Sunday to Thursday, 08.00 to 01.30 Fridays and Saturdays and Bank Holidays

Location: Unit 1 Harpurhey Shopping Centre, Rochdale Road, Manchester, M9 4DH

Date of application: 19 November 2024

Application number: 141497/JO/2024

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner, and appropriate conditions have been placed on the approval granted.

Condition(s) attached to this decision

1) The car parking as already provided and demarcated shall be made available at all times for users of the development henceforth.

Reason - To ensure there is adequate car parking for the development, pursuant to policy DM1 of the Core Strategy.

2) The consent hereby granted does not allow for the installation of any fume extraction equipment or externally mounted actually equipment (including air conditioning units).

Reason - For the avoidance of doubt and because such equipment would require consent via a separate planning permission, pursuant to policy DM1 of the Core Strategy.

3) Deliveries, servicing and collections, including waste collections, shall not take place outside the following hours:

Unit 1 only:

07:00 to 23:00 daily, including Bank Holidays

Units 2 to 12 inclusive:

07:30 to 19:00 Monday to Friday

08:00 to 17:00 on Saturdays

There shall be no deliveries or servicing on Sundays or Bank Holidays

Units 13 to 21 inclusive:

07:30 to 19:00 Monday to Friday

08:00 to 17:00 on Saturdays

There shall be no deliveries or servicing on Sundays or Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant policy DM1 of the Manchester Core Strategy.

4) With the exception of Unit 15 (as identified on the location plan received from the agent via email on 15 February 2013) and Unit 1 only (as identified in the Planning Statement received by the City Council as Local Planning Authority on 12 November 2024), all units within the development shall be open between the following hours:

07.30 to 19.00 Monday to Saturday

09.00 to 18.00 on Sundays

Unit 15 only (as identified on the location plan received from the agent via email on 15 February 2013), shall be open between the following hours:

08.00 to 22.00 Monday to Saturday

09.00 to 22.00 on Sundays

Unit 1 only (as identified in the Planning Statement received by the City Council as Local Planning Authority on 12 November 2024), shall be open between the following hours:

08:00 to 00:30 Monday to Thursday

08:00 to 01:30 Friday and Saturday

08:00 to 00:30 Sunday

08:00 to 01:30 Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant policy DM1 of the Manchester Core Strategy.

5) Refuse storage and collection for the development shall be carried out in accordance with the information submitted with the Back Group letter dated 19 August 2005 entitled 'Disposal of Refuse'.

Reason - To ensure an acceptable development and to protect amenity, pursuant to policy DM1 of the Manchester Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Date: 21 January 2025

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.